MINUTES OF THE HERITAGE PRESERVATION COMMISSION

CITY OF SAINT PAUL, MINNESOTA

Lower Level – Room 41, City Hall/Court House, 15 West Kellogg Boulevard **February 24, 2011**

Present: Richard Dana, Jennifer Haskamp, Matt Hill, Renee Hutter, Rich Laffin, John Manning,

Matt Mazanec, Mark Thomas, Steve Trimble, Diane Trout-Oertel

Absent: Robert Ferguson (excused), Lee Meyer (not excused), David Riehle (excused)

Staff Present: Amy Spong

BUSINESS MEETING

CALL TO ORDER: 5:06 PM by John Manning (Chair)

I. APPROVAL OF THE AGENDA: The agenda was approved as presented. (Dana,

Thomas) 9-0

II. CONFLICT OF INTEREST: None were stated.

III. CHAIR'S ANNOUNCEMENTS: Manning announced the next Executive Committee Meeting and the retreat to focus on the ordinance on March 31 tentatively from 4-6. He also noted that the next business meeting would be canceled.

IV. STAFF ANNOUNCEMENTS:

V. OLD BUSINESS:

A. Memorialize the HPC decision regarding the rehabilitation of Union Depot, 214 Fourth Street East, in the Lowertown Historic District.

VI. PUBLIC HEARING/PERMIT REVIEW:

A. 2402-2414 University Avenue West, University-Raymond Commercial Historic District, by Hess, Roise and Company for a building permit to rehabilitate and convert the Chittenden and Eastman Building into 104 rental units with lower-level parking. HPC File #11-012 (Boulware, 266-6715)

Staff read the report recommending conditional approval. Charlene Roise, John Gould, Joe Bower, Herb Tousley, Stephanie Attwood and Rob Stoplestad were present to discuss the application.

The current clock is not from the right period, but will be saved and reused. The cooling tower will be moved. The original windows were eight-over-eight and six-over-six. There are six-light awning windows that are not original, but from the period of significance. Six windows will be salvaged. The sidewalk grade will be raised. Manning asked if the Chittenden and Eastman carving would remain. The applicant replied that it would. Changes to the roof deck, skylights and the addition of a trellis were presented at the public hearing. The proposed coping was galvanized but now changed to brown metal. Trimble asked about illumination on the roof deck. Gould replied he anticipated some but low-mounted, surface lighting. Dana asked about drainage issued. Gould replied there are roof drains. It was added that the stair penthouse has long 12" panels of lighter metal. Gould showed a site plan with the location of utilities, on grade alcove L-shaped with metal screen mesh. A security fence was added originally proposed as wrought-iron picket, but now would rather install chain-link. Manning asked for staff recommendation. Staff replied this would be reviewed by the NPS and seems like minor details. Trout-Oertel stated the windows above the storefront have a proportion not guite like the original and suggested the new mullions be thinner and where there were original, the mullion should be thicker. She asked that the window proportions be looked at. Roise proposed looking at the proportions with staff. Laffin asked about the width of

the sidewalk. Gould replied they would coordinate with Public Works and the Central Corridor Project Office. He added that there is another entrance with ADA access, but it is not a good option. Trimble inquired about retail space. Gould replied there was nothing planned now, but the space would be used for a leasing office and lobby/lounge. Laffin stated the trellis should be metal, not wood if it can be budgeted. The public hearing was closed.

Trout-Oertel motioned to approve the application with staff recommendations, amended with an addition to recommendation number 3 that requires the applicant to revisit the proportions of the storefronts and the windows above and consider narrowing the mullion being added to the new storefronts, with the intent of better replicating the appearance of the original storefronts. Dana seconded the motion with the addition of the trellis, sunken roof, stairs, HVAC and lights. Trout-Oertel stated her comfort with the trellis being either wood or metal. Dana accepted the amendment. Laffin acknowledged two letters and asked that PED respond that the HPC has its ears open. The motion passed 10-0.

VII. NEW BUSINESS: Trout-Oertel gave more information about the retreat and ordinance. Three topics to discuss in small groups will be 1. Demolition Delay, 2. Fees, 3. Enforcement. Commissioners were encouraged to think about topic interested them most. Thomas stated the entire commission should read the ordinance revisions. Staff stated an intern could work on a matrix of current and proposed. There was discussion about phasing the changes being something to think about. Trimble stated the next step is discussion with council members.

VIII. ADJOURN: 6:35

Submitted by: C. Boulware